

23 - 20119

Meisha Ferguson  
5350 Burnet Road  
Apt 323  
Austin, Texas, 78756

Bankruptcy Court  
C/O Judge Poslusny  
401 Market Street  
Camden, NJ, 08101

July 12, 2024

**FILED**  
JEANNE A. NAUGHTON, CLERK

JUL 24 2024

U.S. BANKRUPTCY COURT  
CAMDEN, N.J.  
BY  DEPUTY

Dear Judge Poslusny,

I writing this letter to inform you of the msrepresentation for the Citizen House Pflugerville. I made aware to my lawyer Tamika that the regional manager gave me a written statement that I **COULD** moved out of my apartment without any fees and penalties. However, Tamika did not file a mention stating that she received this information from me after I repeatedly asked her to do so. I made her aware via phone and email; in which I will attach copies of both correspondence between Tamika and Dennis (Regional Manager of Citizens House).

I am writing you because the Citizens House did not keep their promise to me and are now charging me penalties and fees for breaking my lease, which is why I asked Dennis to give my his verbal acknowledgement to move in writing. This all took place on January 3, 2024, which was way before they filed a motion to vacate. Dennis did not have to file the notice at all. There should have never been a payment arrangement to stay in the unit but, I was listening to my counsel who wanted to make sure I found a place to live I am assuming.

To be continued, I cannot afford to pay the \$27,130.31 that citizen house is charging me due to adding fees and penalties for breaking my lease. I will also attach the move out statement to this letter. Can you please help me? I am assuming citizens house lawyer is trying to get over on the courts knowing Dennis gave me this written statement which is a morale tort. Rather he received counsel after he give my the written statement. The statement is still binding.

I am aware my situation looks bad, I am trying to do this without the finances I need to overcome my debt. I may have to buy a home because rent in Austin is high and they have no increase limit on increasing rent at the end of your lease. Good thing is that a mortgage would be more afforbale then paying rent in some areas in Texas. I am in college seeking my bacholors degree in criminal justice. I just received my high school diaploma and my associate degree last August. All of this takes time. I have moved into a more affordable apartment at the moment because I don't know how much they will increase. I will write you again when I need promission to buy. However, I am trying! I have no outside help or support from family to help my situation further in which is one reason why I have repeatly filed for bankcutcy, and I need help. The Citizens House has caused me mental augish. I will take responsible for the non-paid rent of \$8,854.93 but I need to possibly add this to my petition after I purchase my home by filing another Chapter 13 to eease the debt in which I now qualify for. I can't afford to have this on my credit in which citizen house have already sent to collections. I will not be able to get a place to live going forward with this outstanding bill for the

wrong amount, without purchasing a home. Neither, do I have support from family to stay with them. I need you to make citizens house update the amount of the unpaid rent without penalties and fees as they agreed. Please let me know if this is acceptable. Please see all my attachments. Sorry it take me so long to reach out to you. I had a crazy transition the first of the year with school and work.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Meisha Ferguson'. The signature is fluid and cursive, with the first name 'Meisha' being more prominent and the last name 'Ferguson' written in a more compact, cursive style.

Meisha Ferguson

## Move Out Statement

Date: 03/15/2024



Meisha Ferguson  
19365 Wilke Lane # 6312N,  
Pflugerville, TX 78660

03/15/2024

Subject: Citizen House Pflugerville Apt 6312N

Dear Meisha Ferguson,

Thank you for making your home with us at Citizen House Pflugerville. We truly enjoyed having you as our resident!. Attached you will find your final account statement summarizing your move out charges, including any cleaning, damages, and/or final utility billing. Your allocated and sub-metered utilities may have been billed in arrears; If this is the case, we averaged your last three months of billing to estimate your final bill.

If you are owed a refund, a check will be mailed to the forwarding address that you disclosed to your property team. Please contact our team if you need to update or confirm your address at [CommunityCare.RPMLiving.com](https://CommunityCare.RPMLiving.com).

If you have a balance due, you will receive an email containing a link to the PayReady former resident portal, inviting you to make a payment online. If payment is not received in full, your account may be assigned to a third-party collection company, resulting in a negative impact on your credit.

For assistance, please call us at 737-210-5609 or visit us at our Community Care website at [CommunityCare.RPMLiving.com](https://CommunityCare.RPMLiving.com). We hope you enjoyed your stay at Citizen House Pflugerville and we wish you the best in the future.

Sincerely,

Former Resident Care Team

# Move Out Statement

Date: 03/15/2024

Code	t0468652	Property	27200	Lease From	09/24/2023
Name	Meisha Ferguson	Unit	6312N	Lease To	11/23/2024
Address	19365 Wilke Lane # 6312N	Status	Past	Move In	09/24/2023
		Rent	2,148.00	Move Out	03/02/2024
City	Pflugerville, TX 78660			Notice	02/14/2024
Telephone	(O)-( ) - (H)-(856) 313-2905				

Date	Description	Charge	Payment	Balance	Chg/Rec
	Balance as of 3/01/2024			8,854.76	
03/01/2024	9% Admin Fee - 12/10/23-01/10/24	7.17	0.00	8,861.93	50679034
03/01/2024	Pest Admin Fee - 12/10/23-01/10/24	1.00	0.00	8,862.93	50679036
03/01/2024	Pest Control - 12/10/23-01/10/24	5.00	0.00	8,867.93	50679038
03/01/2024	Sub-metered Sewer - 12/10/23-01/10/24	12.32	0.00	8,880.25	50679040
03/01/2024	Sub-metered Water - 12/10/23-01/10/24	67.31	0.00	8,947.56	50679042
03/01/2024	Trash - 12/10/23-01/10/24	20.65	0.00	8,968.21	50679044
03/01/2024	Trash Admin Fee - 12/10/23-01/10/24	3.00	0.00	8,971.21	50679047
03/01/2024	Valet Trash - 12/10/23-01/10/24	25.00	0.00	8,996.21	50679049
03/01/2024	Rent-Lease Charges (03/2024) 1 days	69.29	0.00	9,065.50	50996669
03/01/2024	Deposit Premium - Approved (03/2024) 1 days	0.42	0.00	9,065.92	50996670
03/01/2024	Community Amenity Fee (03/2024) 1 days	0.48	0.00	9,066.40	50996671
03/01/2024	Cable (03/2024) 1 days	1.61	0.00	9,068.01	50996672
03/02/2024	Rent-Lease Charges (03/2024) 1 days	69.29	0.00	9,137.30	52063042
03/02/2024	Deposit Premium - Approved (03/2024) 1 days	0.42	0.00	9,137.72	52063043
03/02/2024	Community Amenity Fee (03/2024) 1 days	0.49	0.00	9,138.21	52063044
03/02/2024	Cable (03/2024) 1 days	1.62	0.00	9,139.83	52063045
03/02/2024	Court Costs	1,945.00	0.00	11,084.83	52063046
03/02/2024	Window Blinds Replacement	30.00	0.00	11,114.83	52063047
03/02/2024	60 Day Notice Fee	4,296.00	0.00	15,410.83	52063048
03/02/2024	Concession Chargeback	3,972.00	0.00	19,382.83	52063049
03/02/2024	Lease Termination Fee	4,296.00	0.00	23,678.83	52063050
03/02/2024	Locator Commission/Referral Fee Chargeback	3,222.00	0.00	26,900.83	52063062
03/05/2024	Final 9% Admin Fee - 01/10/24-03/02/24	11.82	0.00	26,912.65	51966889
03/05/2024	Final Pest Admin Fee - 01/01/00-01/01/00	1.00	0.00	26,913.65	51966890
03/05/2024	Final Pest Control - 01/11/24-03/02/24	8.12	0.00	26,921.77	51966891
03/05/2024	Final Sub-metered Sewer - 01/11/24-03/02/24	0.50	0.00	26,922.27	51966892
03/05/2024	Final Sub-metered Sewer - 01/10/24-03/02/24	20.15	0.00	26,942.42	51966893
03/05/2024	Final Sub-metered Water - 01/11/24-03/02/24	68.12	0.00	27,010.54	51966894
03/05/2024	Final Sub-metered Water - 01/10/24-03/02/24	42.59	0.00	27,053.13	51966895
03/05/2024	Final Trash - 01/11/24-03/02/24	33.56	0.00	27,086.69	51966896
03/05/2024	Final Trash Admin Fee - 01/01/00-01/01/00	3.00	0.00	27,089.69	51966897
03/05/2024	Final Valet Trash - 01/11/24-03/02/24	40.62	0.00	27,130.31	51966898

Amount Due:	27,130.31	Total Refund:	0.00
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1:37



21 Messages



## Documents Needed ASAP



Thank you Matt! Meisha Ferguson

Found in iCloud Sent Mailbox



**Meisha Ferguson**

1/20/24

To: [daviddanielslaw@gmail.com](mailto:daviddanielslaw@gmail.com) >



Hello,

Please see the attached email. My regional manager could not meet a medical accommodation for me. He advise me that I can move out without penalty. Which am in the process of doing. I plan on vacating the apartment by February 15, 2024 or earlier. Due to this inconvenience I will not be making payments directly to my current landlord because now I have to pay for moving expenses. I will add them to the plan after I move. If you have any questions, please reach out to me by phone at 856-313-2905.

Best,  
Meisha Ferguson

Begin forwarded message:

See More



**Meisha Ferguson**

2/2/24

I didn't falselv any information the edit was sen...



11:03

LTE

&lt; Inbox

20 Messages

Documents Needed ASAP

See More

Found in iCloud Inbox

**Matt Dennis**

1/3/24

To: Meisha Ferguson &gt;

Hello Ms. Ferguson,

As I stated earlier when we spoke on the telephone. One of the criteria for us to honor and allow a transfer to another unit is that residents are current on their rent and fees and have a \$0 balance at the time of transfer application. Due to your current past due balance, we are unable to honor a transfer at this time. As I also stated, we would be willing to allow you to end your current lease without any early termination fees, charges, or penalties.

I will share the information you have provided regarding your bankruptcy with the appropriate individuals within RPM Living.

Thank you,

Matt Dennis, CAM, CPM Candidate  
REGIONAL MANAGER



5508 Parkcrest Dr Suite 320  
Austin, TX 78731  
rpmiliving.com/

d (512) 738-8652  
o (512) 480-9886  
Matt.Dennis@rpmiliving.com

See More



Meisha Ferguson

1/3/24



NEISHA FERGUSON  
5350 Burnet Rd  
Apt 223  
Austin, TX 78756

Bankruptcy Court  
c/o Judge Poslusny  
2nd Market St.  
Camden, NJ 08101

X

